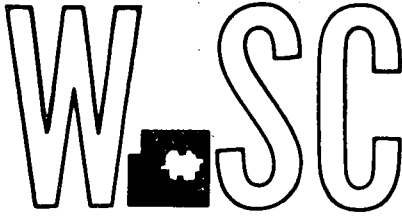


Pre-Sub 1-30-86

1. Builders Inc. Vacation of platted alley R/O. No water problem.
2. Keith L. Anderson. Vacation of utility easement. No water problem.
3. Keith L. Anderson. Vacation of a portion of platted utility and drainage easement. No water problem.
4. Keith L. Anderson. Vacation of complete access control. No water problem.
5. Harvest Chapel Addition. Preliminary Plat. Item B, City Water to be extended. Water may be extended in Seneca or 55th. Main in Seneca to be 16", main in 55th to be 12".
6. Robert Rhodes Addition. Final Plat. Existing water main in 13th St. is partially adjacent to plat.
7. Lamplighter Mobile Home Park Addition. Preliminary Plat. End of existing 12" water main is 58' E. of hydrant at Southwesterly corner of plat. 12" main should be extended across to East line of plat. Water Dept. to pay oversizing of main.
8. Cherokee Industrial Park. Revised final plat. Item D, main to be extended in 43rd St. So. Circle.
9. Rock Park Second Addition. Final Plat. Existing main in Rock Road. No water problem.
10. Dave Waters Addition. Preliminary Plat. Nearest water in Hydraulic is North of 55th St. So. . Item A, Wells.

11. Beacon Hill Addition. Preliminary Plat. Item B, water to be extended. No water problem.
12. Industrial Air Center (Formerly Toben 4th). Final Plat. Item B, mains to be extended. No water problem.
13. Teal Cove 2nd Addition. Final Plat. Item B. mains to be extended.
14. Larkfield Place Addition. Final Plat. Water mains to be extended in 29th St. N. and Governor as necessary to serve the property.
15. Frank Carney. Dedicate Temporary Drainage Esmt. No water problem.
16. Builders Inc. Utility Esmt. Dedication. No water problem.
17. Slaven Hadijski. Grant Utility Esmt. No water problem.
18. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561



January 31, 1986

Castle & Associates  
P.O. Box 9262  
Wichita, KS 67277

Re: S/D 86-7 - Preliminary Plat of Harvest Chapel Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 30, 1986, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted. Water lines need to be extended in both 55th Street and Seneca.
- C. The applicant shall guarantee the closure of the existing driveway within the area of "complete access control" being granted to Seneca.
- D. The final plat shall indicate the granting of the stub utility easement needed to extend sanitary sewer to serve this lot. Appropriate language shall be added to the plat's text.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- G. The final plat shall indicate the following access controls:
  1. "Access control except for one (1) opening" to Seneca, across the south 33.19 feet of the lot.

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Castle & Associates

Re: S/D 86-7 - Preliminary Plat of Harvest Chapel Addition

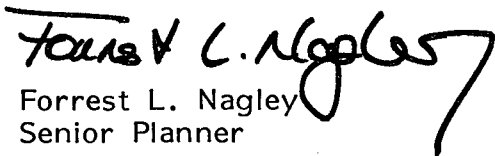
January 31, 1986

Page 2

2. "Access control except for three (3) openings" to 55th Street South, across the east 326.15 feet of the lot.
- H. The final plat shall reference, in the plat's text, the dedication of access controls to Seneca and 55th Street South, across the west and north lines of the plat.
- I. The 15-foot platted building setback from 55th Street South has been approved by the County Board of Zoning Appeals.
- J. On the final plat, the building setbacks being platted on this lot shall be dimensioned from the street right-of-way line.
- K. The final plat shall reference, in the plat's text, the dedication of the street to and for the use of the public.
- L. The applicant shall submit proof as to which individuals are authorized to execute documents on behalf of the church (e.g., copy of by laws or certification from a title company).
- M. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

Enclosure

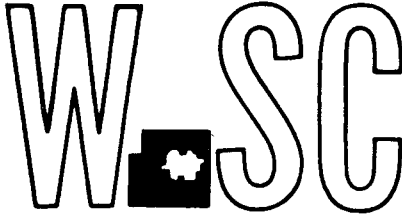
cc: Harvest Chapel Church, Inc., 5600 S. Seneca, Wichita, KS 67217  
Jim Weber, County Engineering  
Mike Lindebak, City Engineer

Pre Sub 9-11-36

1. Arbah M. Johnson. Vacation of Access Control. No Water problem.
2. Lloyd D. Williams. Vacation of Utility Esmt. and Bldg. Setback. No Water problem.
3. Joe E. Mathews III. Vacation of Bldg. Setback. No Water problem.
4. Buddy and Peggy Hill. Vacation of Access Control. No Water problem.
5. Gatewood Addition. Preliminary Plat. Item B, mains to be extended. Existing 8" and 20" mains in Control. Possible loop by tying to Webb Road between lots 13 and 15 at the end of Shannon Circle.
6. Harvest Chapel Addition. Final Plat. Item A, mains to be extended. 12" Main to be extended in 55th St. So. No Water problem.
7. Este Cate Second Addition. Final Plat. Area now served by existing mains. No Water problem.
8. Gray's Third Addition. Final Plat. Item B, mains to be extended in Hoover and/or MacArthur as required. No Water problem.
9. Dave Waters Addition. Final Plat. No city water available; nearest water at Hydraulic and 55th St. So. No water problem.
10. Holtman Addition. Final Plat. No City Water. No Water problem.
11. Sixth Addition to Cedar Ridge. Final Plat. Item A, meters to be relocated or removed as necessary. No Water problem.

12. SpringHollow 3rd. Preliminary Plat. Item A, petitions to be amended or abandoned. Item B, mains to be extended. Item G, outside-the-city service application to be submitted. Note: Project No. 448-80-925-80174-000-000-001 under the Water Dept. now covers Spring Hollow 2<sup>nd</sup> and has been assigned 448-76-245-88146-000-000-001 under MAPO-Design.
13. World Impact Addition. Preliminary Plat. Existing 6" water main in Gardner. Sanitary sewer is running parallel and less than 10 ft. of horizontal separation. Any future sanitary extension will require 10' separation.
14. Masterbilt Addition. Final Plat. Lots 1-4 served by 6" water line in Florence and along Third St. along Lot 1. Lot 5 is served along West Street. The North side of Lot 5 is not served; would suggest main extension be considered along Third St. along Lot 5.
15. Ayesk Addition. Preliminary Plat. Area now served by water mains in Oliver and Dellrose; mains not shown on sketch plat. No water problem.
16. Charles Court Addition. Final Plat. Plat now served by water line in Charles St., No water problem.
17. City Land Inventory Case
  - Tract I: 20" Main along the east side of canal entrance at the west side of the canal (approx. 95' EEL of Minneapolis)  
Possible service connection from 20" main or extend 2 1/2" PVC Main from a point 12' NNL Hwy # 217 N Minneapolis. No water problem.
  - Tract II: Suggest extending 2 1/2" PVC Main to serve this tract due to probable cheaper cost depending on location of 20" main.
18. Other Matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561

September 12, 1986



Castle & Associates  
P.O. Box 9262  
Wichita, KS 67277

Re: Final Plat S/D 86-7 - HARVEST CHAPEL ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 11, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of city water to serve the lot being platted.
- B. The applicant shall guarantee the closure of the existing driveway within the area of "complete access control" being granted to Seneca.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit proof as to which individuals are authorized to execute documents on behalf of the church (e.g., copy of bylaws or certification from a title company).
- F. Since this property is within the Wichita City Limits, the County Commission signature block shall be deleted from the final plat tracing.
- G. The final plat tracing shall provide a signature block for the Board of City Commissioners.
- H. The final plat tracing shall indicate a utility easement of appropriate size to cover the sanitary sewer extension required for this plat. The granting of the utility easement shall be referenced in the plat's text.

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Final Plat S/D 86-7 - HARVEST CHAPEL ADDITION

Page 2

- I. The final plat tracing shall eliminate the discrepancy between the face of the plat and the access control mentioned in the plat's text, i.e., "access control except for three openings."
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 18, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



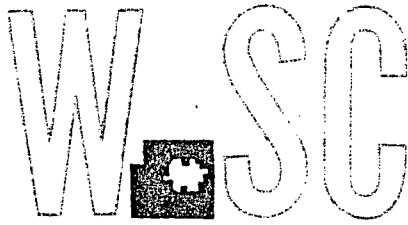
Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: Harvest Chapel Church, Inc., 5600 South Seneca, Wichita, KS 67217  
~~Mike~~ Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

June 3, 1988

Professional Engineering Consultants, P.A.  
1440 E. English  
Wichita, KS 67211

Re: Preliminary Plat S/D 88-41 - HARVEST COMMUNICATIONS ADDITION

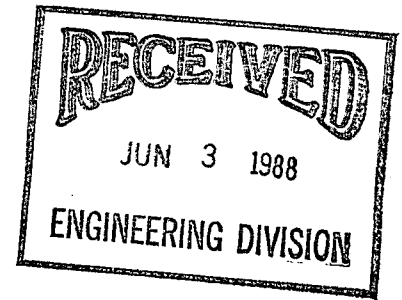
Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 2, 1988, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Provided that Central Inspection will assure, in writing, that required parking spaces may be located within the contingent dedication, the final plat shall indicate the north 10 feet of Lots 1 and 2 as a contingent street dedication. The contingency shall be based on the following two factors:
  1. The removal of that portion of the building on Lot 1 that projects into the contingent dedication on Lot 1; and
  2. The need for the right-of-way for a street widening project.

The contingent dedication shall be referenced in the plat's text on the final plat.

- B. On the final plat, 35-foot front yard building setbacks shall be platted on Lots 2 and 3 from the adjacent streets. On Lot 1, 20-foot setbacks shall be platted from the two perimeter streets. The 20-foot setbacks need to extend through the existing building on Lot 1. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- C. In order to be sure that the required amount of off-street parking will be retained for the existing building on Lot 1 and for the existing center abutting this property to the east, the applicant shall submit a parking plan to CID for review and approval prior to submitting a



final plat. The parking plan shall note the square footage contained in the existing buildings. Once the parking plan has been approved by CID, a copy shall be submitted for the plat file.

- D. On the final plat, the following access controls shall be indicated:
1. "Complete access control" to the adjacent street across the westerly line of Lot 1 (51.60 feet of frontage).
  2. "Complete access control" to George Washington Boulevard across the southerly line of Lot 1. This notation shall be extended south from the intersection corner to the point where the frontage road begins.
  3. "Access control except for one opening" to Lincoln across the north line of Lot 1, except the east 15 feet thereof.
  4. "Access control except for one opening" to Lincoln across the north line of Lot 2, except the west 15 feet thereof.
- E. On the final plat, the amount of street right-of-way existing for George Washington Drive shall be indicated. This information is needed in addition to the notation of the centerline of George Washington Boulevard. "Complete access control" shall be indicated from George Washington Drive to George Washington Boulevard.
- F. City records indicate that in 1951, a 20-foot wide alley was dedicated adjacent to the east line of this tract. The final plat shall indicate this alley along with appropriate recording information.
- G. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:dik

Enclosure

cc: Triple A Properties, Inc., c/o Don Ablah, 224 E. Douglas, Suite 450,  
Wichita, KS 67202  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1

November 16, 1989

STAFF REPORT  
(Final Plat, supersedes 1986 Final,  
Preliminary Plat Approved 1/30/86)

CASE NUMBER: S/D 86-7 - HARVEST CHAPEL ADDITION

OWNER/APPLICANT: Harvest Chapel Church, Inc., 5600 So. Seneca,  
Wichita, KS 67217

SURVEYOR/ENGINEER: Castle & Associates

LOCATION: Southeast corner of Seneca and 55th Street  
South

SITE SIZE: 1.5 Acres

NUMBER OF LOTS

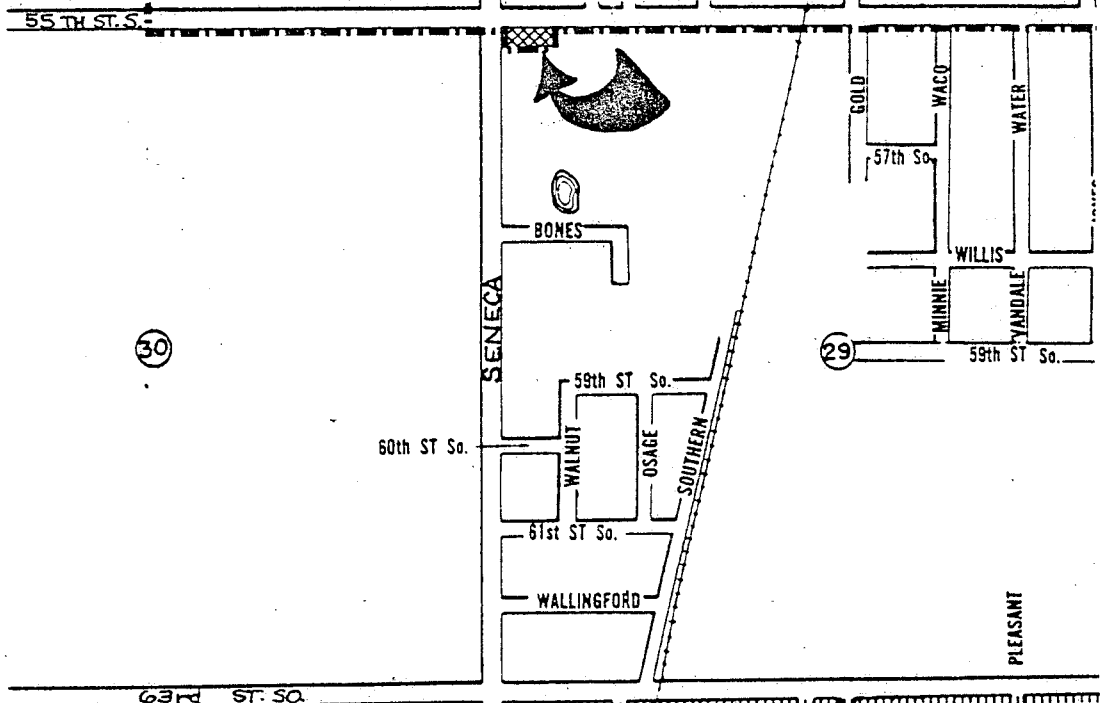
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 0.7 Acre

CURRENT ZONING: "LC" Light Commercial

PROPOSED ZONING: "LC" Light Commercial

VICINITY MAP:



STAFF COMMENTS:

NOTE: A final plat for this site was approved by the MAPC on September 18, 1986. The plat, however, was never taken beyond MAPC's review. The applicant is now requesting that this plat again be considered. Because of the lapse in time since the original plat was considered, a new final has been submitted. This area was also involved in a BZA case (Co. BZA 15-85) involving a request to allow a reduced setback to 55th Street for a planned church expansion. The setback as indicated on this plat reflects what was approved by the Co. BZA case. This reduced setback was in part requested and allowed due to this site being required to dedicate major intersection right-of-way, while the site itself being of relatively limited depth from 55th Street South. The following comments are also primarily the same as those approved for the site in 1986, by the MAPC.

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- F. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT  
CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

November 17, 1989

Castle & Associates  
P.O. Box 9262  
Wichita, KS 67277

Re: S/D 86-7 - HARVEST CHAPEL ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 16, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. In order to accommodate any existing buildings at this site, the stub easement at the northwest corner of this plat for the extension of sanitary sewer may be reduced to a 20-foot wide by 10-foot deep easement.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- F. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.

S/D 86-7 Harvest Chapel  
Page 2

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Monday, November 20, 1989. If you have any questions concerning this matter, please call.

Sincerely,

*R. T. Bickhaus, D.L.*

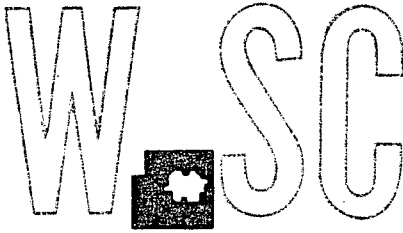
R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Harvest Chapel Church, Inc.  
5600 So. Seneca  
Wichita, KS 67217

Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561

November 21, 1989

Castle & Associates  
P.O. Box 9262  
Wichita, KS 67277

Re: S/D 86-7 - HARVEST CHAPEL ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 20, 1989, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 17, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Harvest Chapel Church, Inc.  
5600 So. Seneca  
Wichita, KS 67217

Mike Lindebak, City Engineer